

Resolution No.:	<u>18-193</u>
Introduced:	<u>June 23, 2015</u>
Adopted:	<u>June 23, 2015</u>

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Sandy Spring Rural Village Plan Sectional Map Amendment (H-108)

**OPINION**

Sectional Map Amendment (SMA) H-108 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Sandy Spring Rural Village Plan. The SMA application covers approximately 53.46 acres. Approximately 53.46 acres are proposed to be removed from the Sandy Spring/Ashton Overlay zone. Approximately 14.95 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage is to be reconfirmed in the existing zoning classifications.

The District Council approved the Sandy Spring Rural Village Plan on February 24, 2015. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Sandy Spring Rural Village Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on January 22, 2015, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Sandy Spring Rural Village Plan on January 20, 2015.

Sectional Map Amendment (SMA) H-108 was filed on April 9, 2015 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Sandy Spring Rural Village Plan.

The Council held a public hearing on the SMA for the Sandy Spring Rural Village Plan on June 9, 2015. All testimony submitted was in support of the SMA.

The Council considered the Sectional Map Amendment at a worksession held on June 23, 2015. The Council finds Sectional Map Amendment Application H-108 to be consistent with the Approved and Adopted Sandy Spring Rural Village Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Sandy Spring Rural Village Plan.

The evidence of record for Sectional Map Amendment H-108 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Sandy Spring Rural Village Plan, dated January 20, 2015, and all record materials compiled in connection with the public hearing held by the Council on June 9, 2015 on Sectional Map Amendment H-108.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. H-108, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Sandy Spring Rural Village Plan consisting of approximately 53.46 acres, more or less, is GRANTED. Approximately 53.46 acres are proposed to be removed from the Sandy Spring/Ashton Overlay zone. Approximately 14.95 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage is to be reconfirmed in the existing underlying zoning classifications.

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Sandy Spring Rural Village Plan.

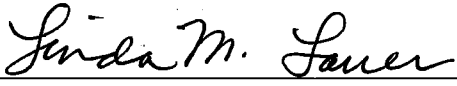
**Table 1: Parcels to be Rezoned<sup>1</sup>**

Area	Existing Zones	Proposed Zone	Acres
1	CRT-1.25, C-0.75, R-0.5, H-35	CRN-0.75, C-0.25, R-0.75, H-45	1.16
2	EOF-1.0, H-35	CRN-0.75, C-0.25, R-0.75, H-45	2.11
3	CRT-1.25, C-0.75, R-0.5, H-35	CRN-0.75, C-0.75, R-0.5, H-45	0.27
4	EOF-1.0, H-35, CRT-1.25, C-0.75, R-0.5, H-35, NR-0.75, H-30	CRN-0.75, C-0.75, R-0.5, H-45	3.22
5	EOF-1.0, H-35	CRN-0.75, C-0.75, R-0.5, H-45	0.53
6	CRT-1.25, C-0.75, R-0.5, H-35, R-60	CRN-0.75, C-0.75, R-0.5, H-45	2.31
7	R-60	CRN-0.5, C-0.25, R-0.5, H-40	2.36
8	CRT-1.25, C-0.75, R-0.5, H-35	CRN-0.5, C-0.5, R-0.5, H-40	0.66
9	CRT-1.25, C-0.75, R-0.5, H-35	CRN-0.5, C-0.5, R-0.5, H-40	1.73
10	RE-2	CRN-0.5, C-0.5, R-0.5, H-40	0.03
11	CRT-1.25, C-0.75, R-0.5, H-35	RE-2	0.09
12	R-200	R-60	0.49
		<b>Total Changes</b>	<b>14.95</b>

The following table lists the SMA's proposed removal of part of the Sandy Spring Ashton Overlay Zone.

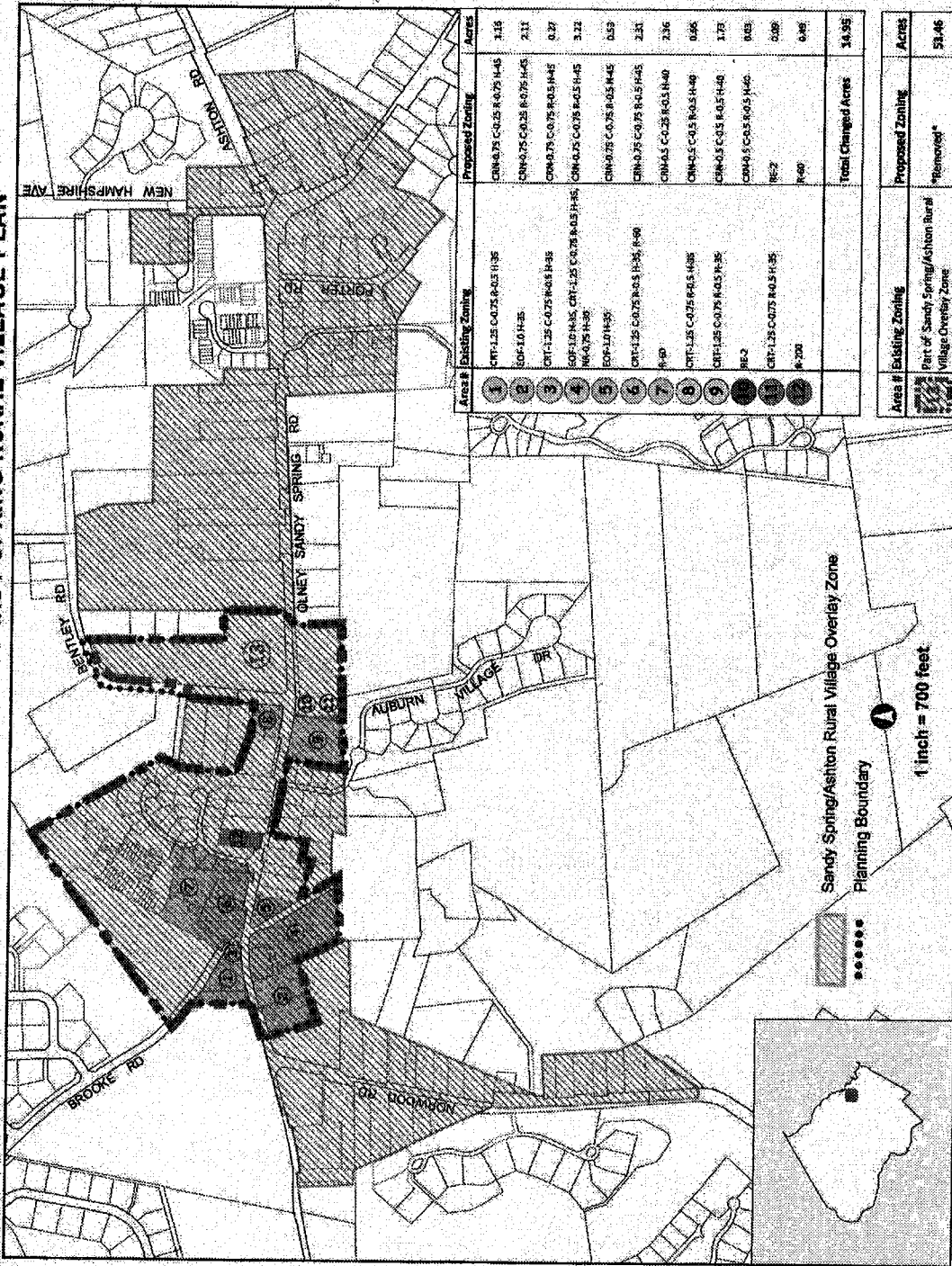
Area	Existing Zones	Proposed Zone	Acres
	Part of Sandy Spring Ashton Overlay Zone	*Removed*	53.46

This is a correct copy of Council action.

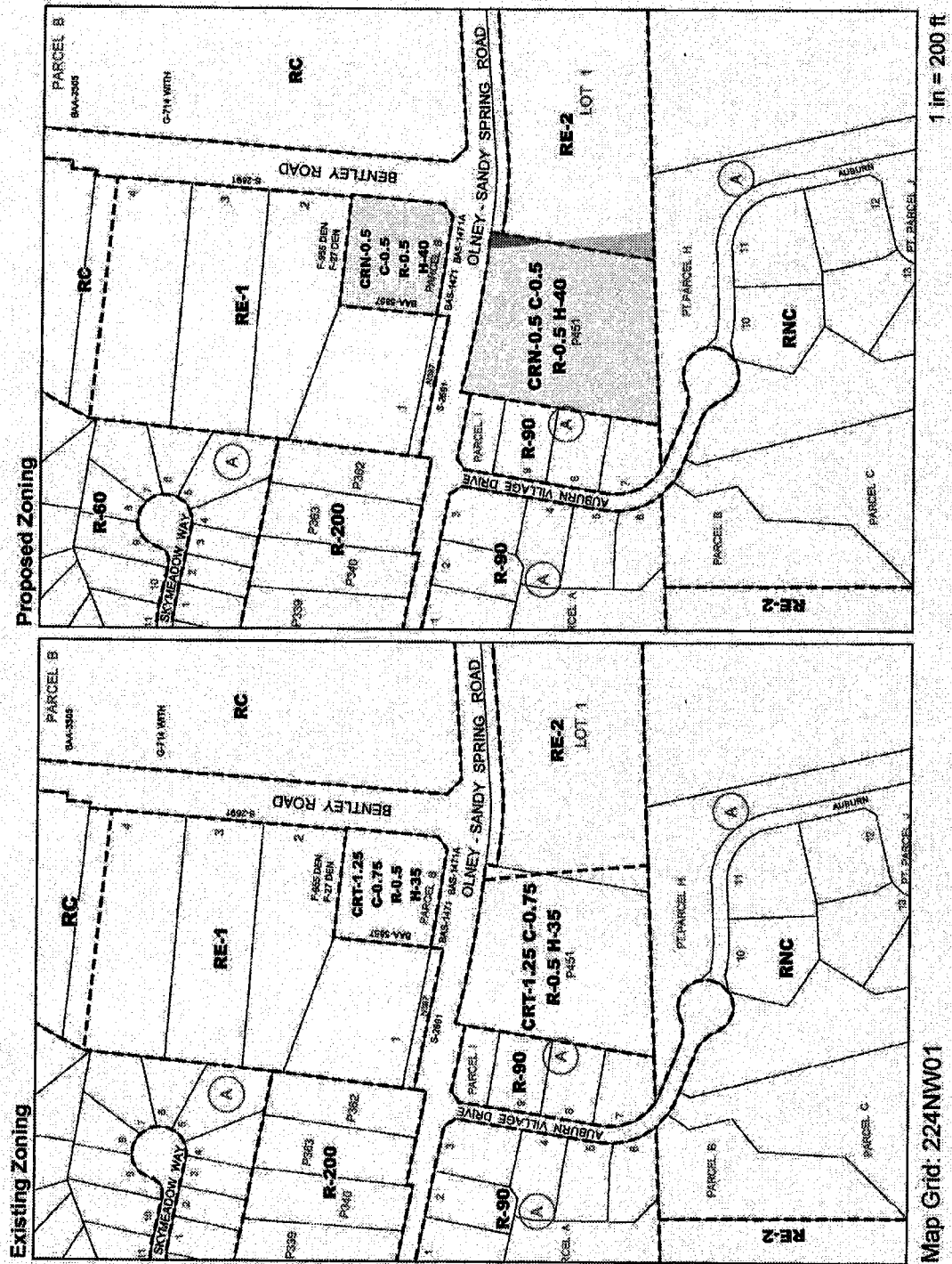
  
 Linda M. Lauer, Clerk of the Council

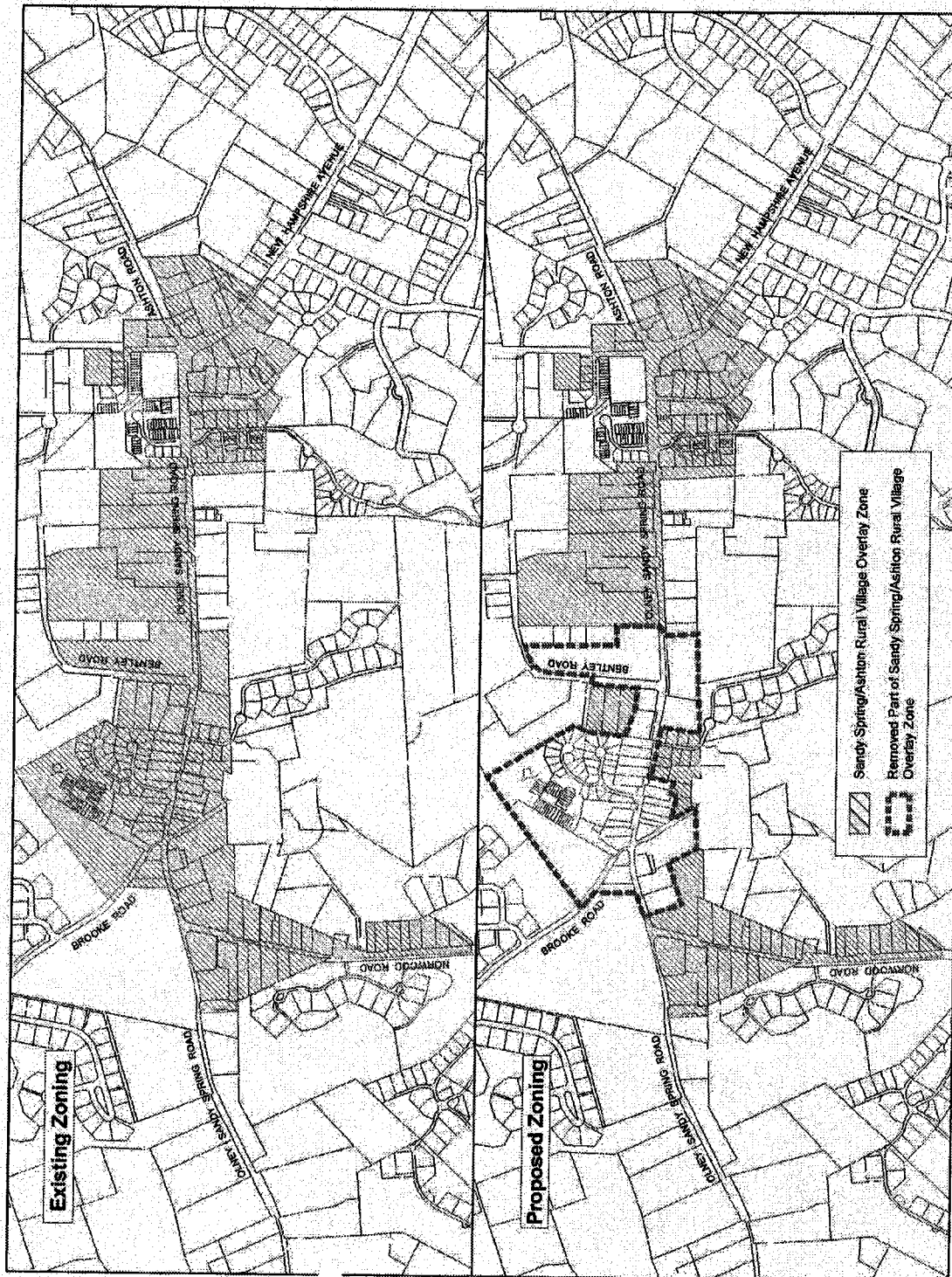
<sup>1</sup> The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

SECTIONAL MAP AMENDMENT FOR SANDY SPRING RURAL VILLAGE PLAN









1 in = 1,000 ft

Map Grid: 224NW01

**SECTIONAL MAP AMENDMENT FOR SANDY SPRING RURAL VILLAGE PLAN**

